

INTERNAL VIEWS



LEFT  
VIEW OF INTERNAL STREET  
OVER  
VIEW FROM RIDING LANE









LEFT  
VIEW OF OFFICE ATRIUM





ABOVE  
VIEW INTO OFFICE FROM  
ROOF GARDEN

LEFT  
VIEW ACROSS ROOF GARDEN

# AMENITY IMPACTS

THESE PLAN FORM VIGNETTES SHOW THE SITE FROM ABOVE, LOOKING DOWN AT ROOF LEVEL, AND ILLUSTRATE THE EXPECTED SHADOWING FROM AND TO THE ALL WELCOME BUILDING AT PARTICULAR TIMES OF DAY ON THE EQUINOXES THROUGHOUT THE YEAR.

What is clear is that for most of the year, the shadowing to be expected from the building does not reach the buildings to the opposite side of Gordon Street.

Only in the middle of winter do the late afternoon shadows encroach on the curtilage of the opposite buildings.

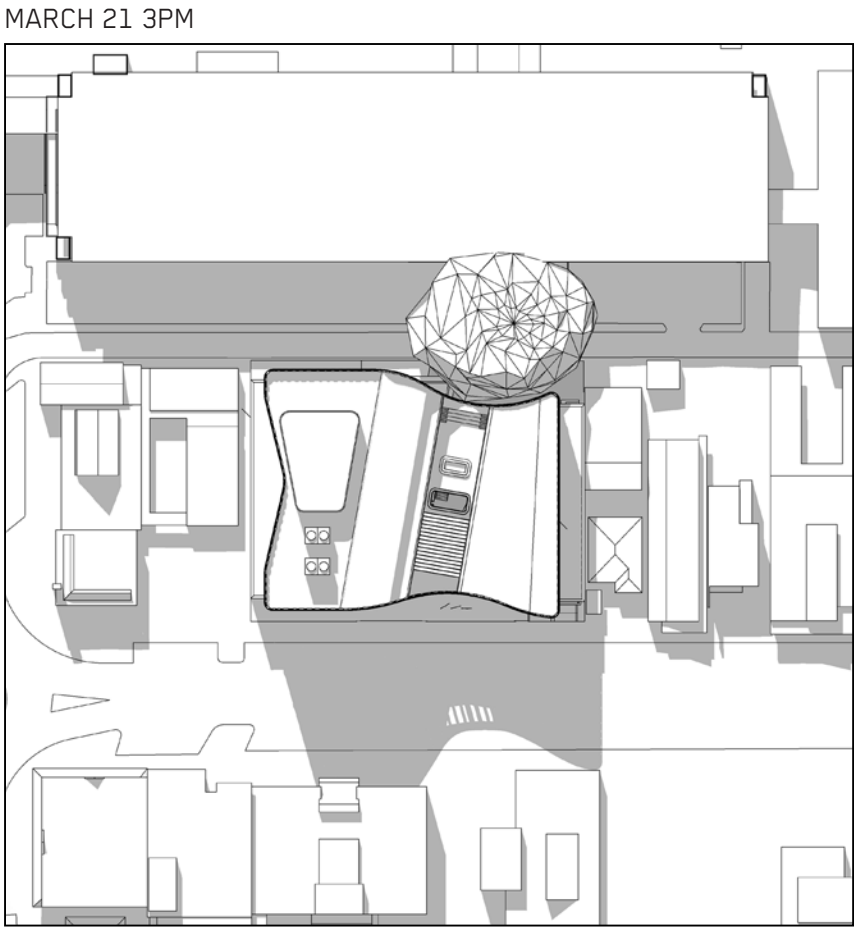
In contrast, due to their proximity and orientation, the adjacent church site will be overshadowed in early morning - though only to the extent of the demountable structures in summer and less in winter.



MARCH 21 9AM



JUNE 21 9AM



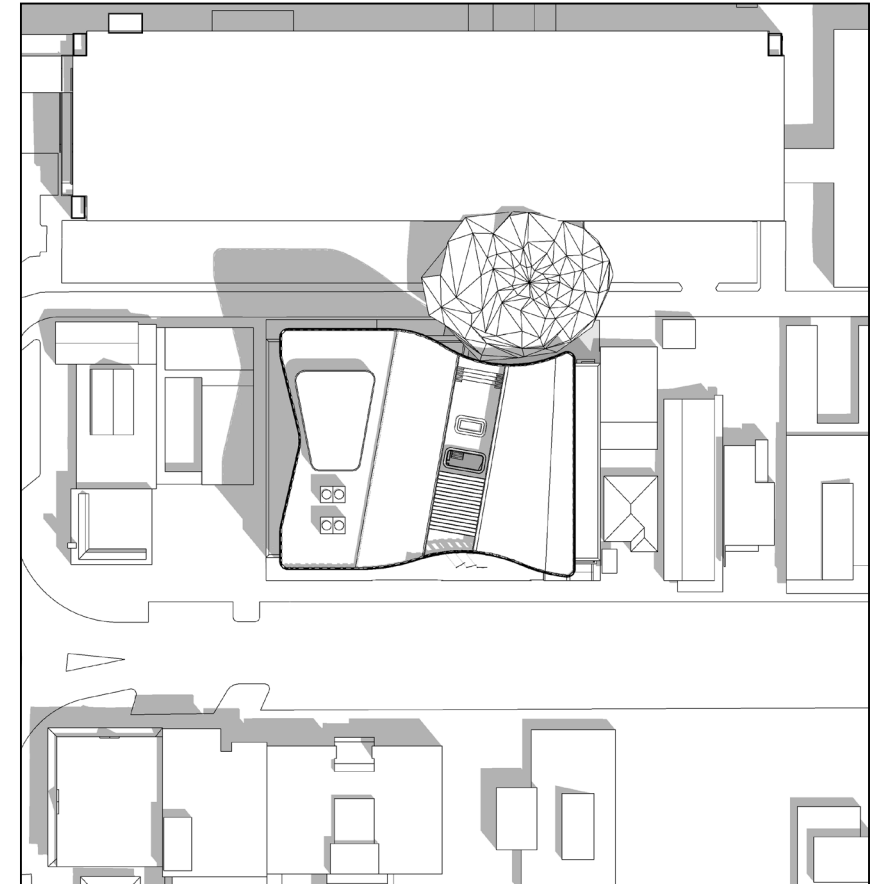
MARCH 21 3PM



JUNE 21 3PM



SEPTEMBER 21 9AM

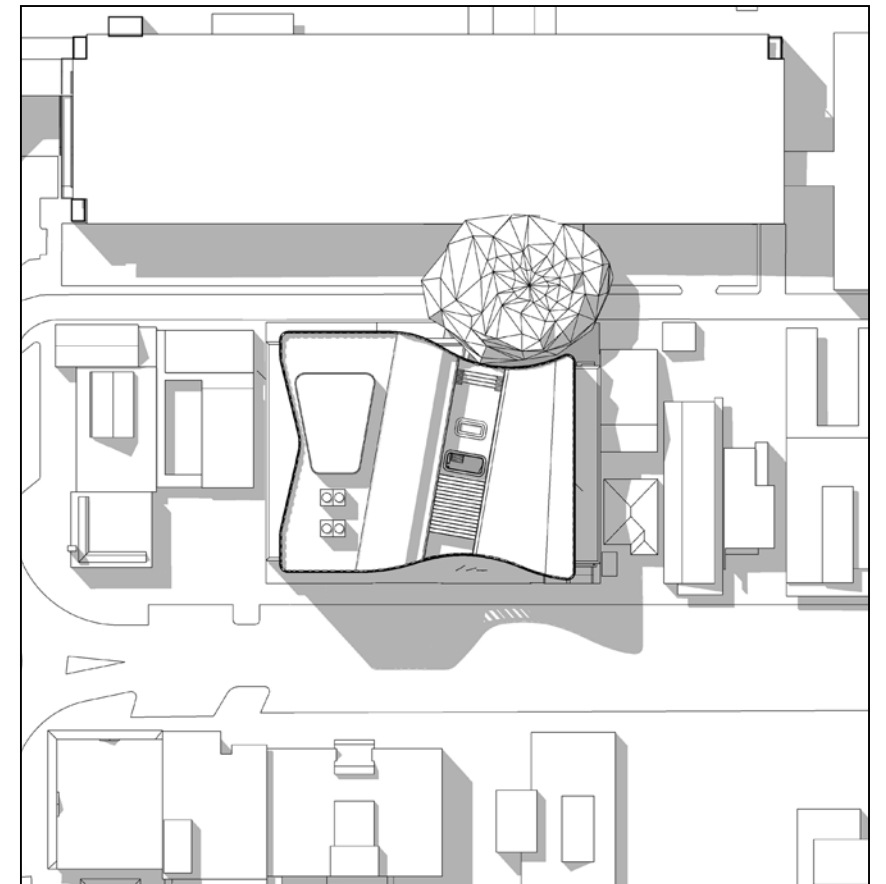


DECEMBER 21 9AM

SEPTEMBER 21 3PM



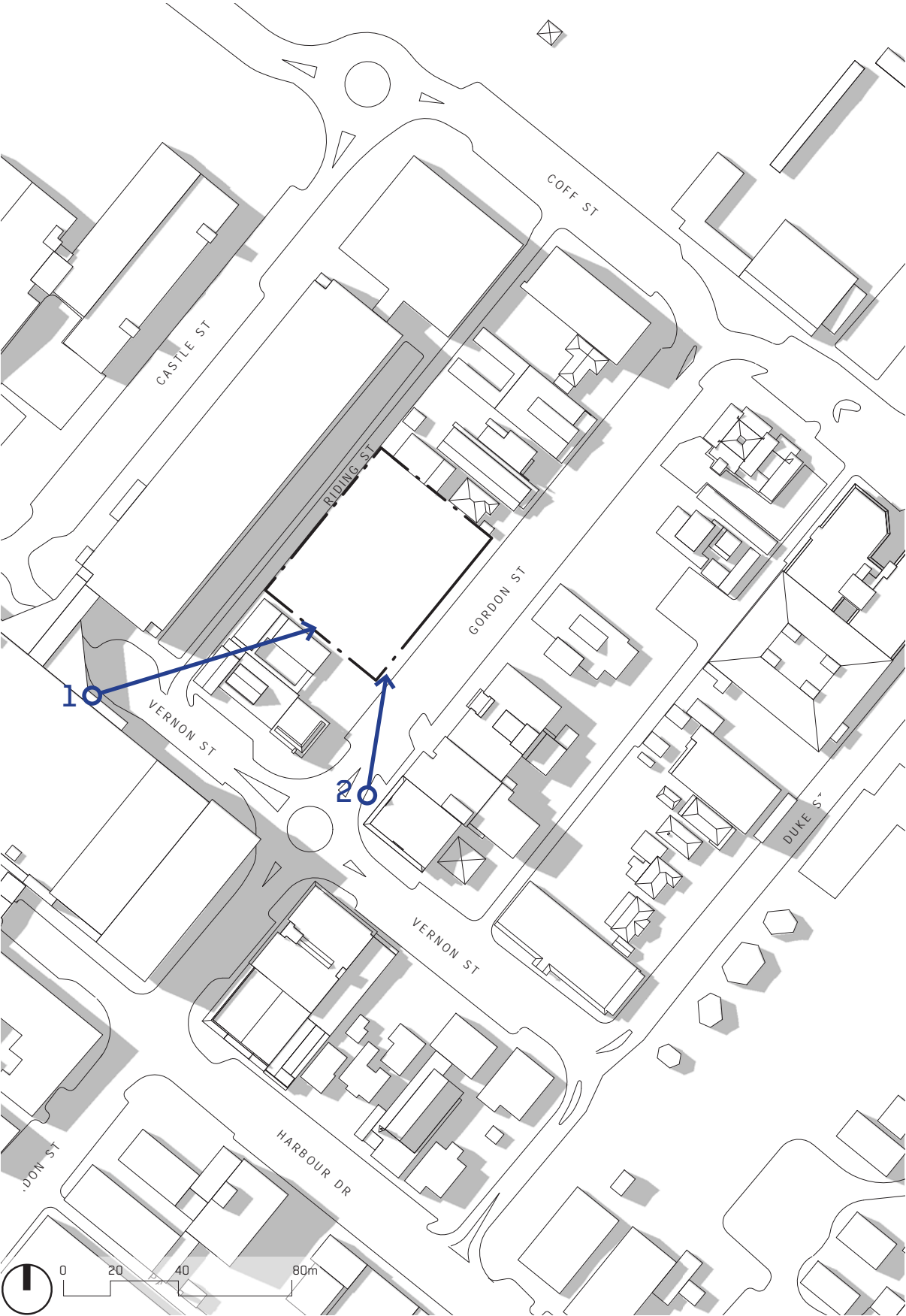
DECEMBER 21 3PM





# VISUAL IMPACT ASSESSMENT

THE VISUAL IMPACT WAS ASSESSED THROUGH CONSIDERATION OF THE VISUAL MODIFICATION TO THE EXISTING ENVIRONMENT CAUSED BY THE PROPOSAL, AND THE VISUAL SENSITIVITY OF THE SURROUNDING ENVIRONMENT. THESE IMAGES SHOW THE PROPOSAL IN CONTEXT, ENABLING COMPARISON OF THE APPEARANCE OF THE DEVELOPMENT TO THE EXISTING ENVIRONMENT, AND THE ABILITY OF THE ENVIRONMENT TO ABSORB THE DEVELOPMENT'S APPEARANCE. THE IMAGES ALSO EXAMINE THE DISTANCE AT WHICH THE DEVELOPMENT CAN BE VIEWED.

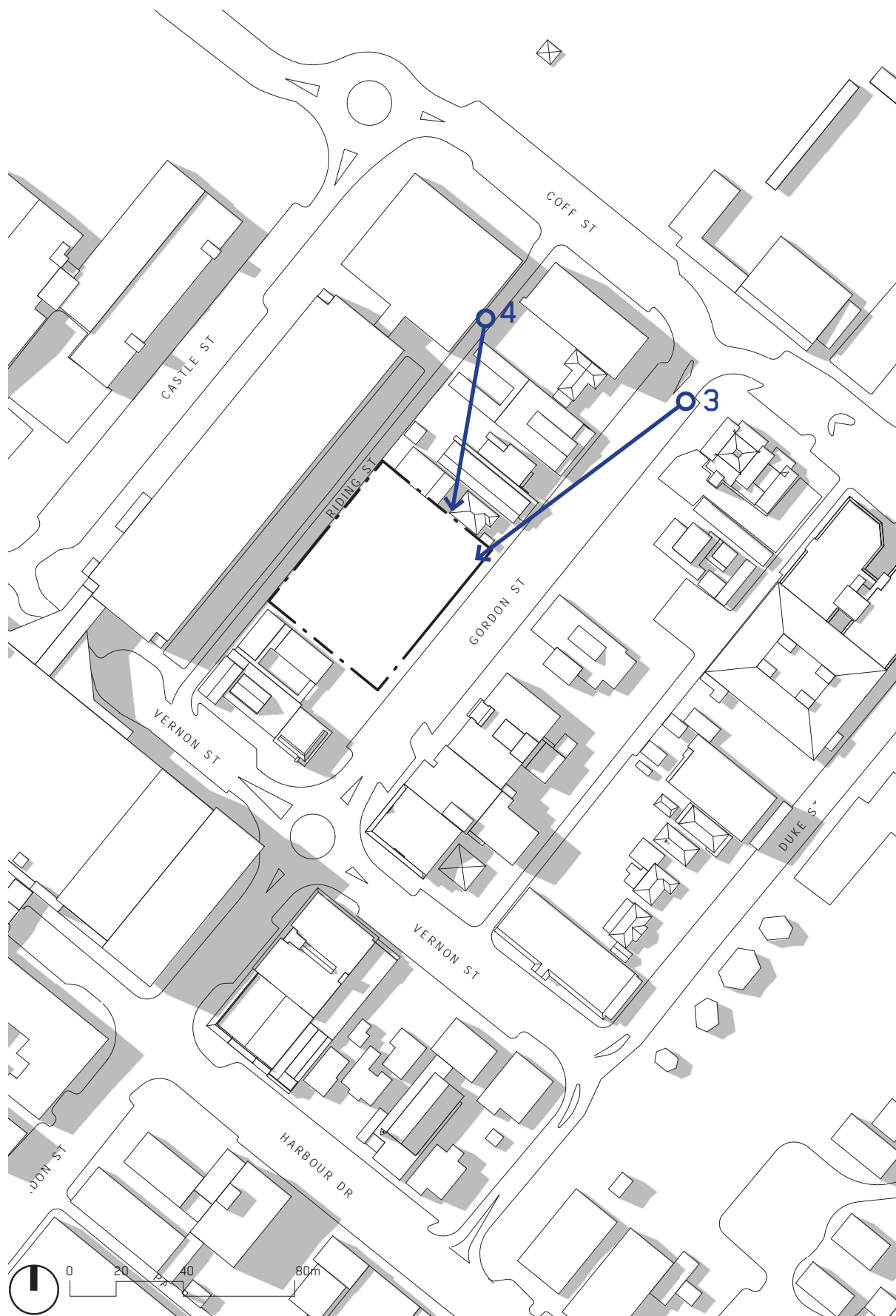


1 FROM COFFS CENTRAL  
OPPOSITE RIDING LANE



2 FROM GORDON STREET  
CORNER OF VERNON STREET





3 FROM GORDON STREET  
ADJACENT COFFS STREET



4 FROM RIDING LANE  
CORNER OF COFFS STREET







# CLIENT REQUESTS & DESIGN ADJUSTMENTS



# CLIENT FEEDBACK

THROUGHOUT THE DESIGN PROCESS. BVN HAS BEEN ENGAGED WITH THE USER GROUPS AT COFFS HARBOUR CITY COUNCIL, AND WHERE POSSIBLE HAVE INCORPORATED THEIR COMMENTS INTO THE SCHEME. BELOW ARE A SELECTION OF ITEMS WHICH ARE OUTSTANDING POST- SSD APPLICATION DESIGN FREEZE.

## 19.05.19

### COFFSHCC-GCOR-000019 Re. Book returns

Location of the Library After-Hours ‘Book Returns’:

- Acceptable for use by customers.
- Creates considerable manual handling issues for staff to get material to level 2 returns processing room.
- This would be at least daily, if not 2-3 times a day depending on volume.
- Preference to locate the ‘Book Returns’ to Riding Lane side and incorporate automated returns solution to level 2.

## 20.05.19

### EMAIL JAY KIRKHAM Re. Customer service adjustments

Concern over location of the contact centre:

- To be close to the front counter area for resource sharing.
- The contact centre is also noisy area so not ideal for open space offices.

## 22.05.19

### EMAIL ELISE PETTY Re. Urinal/ Cubicle arrangement to male WCs generally

- Ground Floor – Library. More equitable solution for male carers requested, solely cubicles, no urinals.

## 22.05.19

### EMAIL KEN WELHAM Re. Flagpoles required to Gordon Street

- Three flag poles are required to Gordon Street

## 23.05.19

### CoffshCC-CA-000003 Re. Library areas

- The overall library space should as a minimum meet the State Library of NSW population-based benchmark: 2579m² (minimum from email)
- Note brief provided to BVN is 2440m² (plus shared spaces)

## 24.05.19

### BVN-GCOR-000081 (BOARD MEETING SUMMARY) Re. Gallery kitchen and additional BoH spaces

- Sketch provided to include: kitchen, chair store, additional back-of-house circulation and additional flexible loading area for the gallery / museum.
- Solution results in: loss of one carpark, and approx. 90m2 of exhibition space.
- Additional knock-on effects will include: Revise all levels, including services and structure, to accommodate adjusted lift location.

## 27.05.19

### CoffshCC-GCOR-000020 Re. Library level 1 and local history room comments

- Level 1: Library spaces isolated from other library levels.
- Especially due to the loss of previous void.
- Likely to create supervision/servicing challenges.
- Level 1: The Makerspace and Digital Studio spaces need to be separated
- Individual rooms to allow for different programming in each space
- Level 2: The Local History (and Family History) isolated.
- Staff supervision/assistance challenging.
- The email I sent through last Wednesday (22/5/19), with the Excel file attached containing a summary of LMG feedback (on the prior version), also still contains some relevant points to the latest designs.

## 28.05.19

### EMAIL CATHERINE JOHNSTON Re. General library layout comments

Ground Floor:

- Amenities – male toilets – a single cubicle is not sufficient for small male children or elderly male patrons – less trough, more cubicles
- *Amenities are provided as per the BCA. Cubicles rather than urinals possible but requires agreement from council and sign-off from the certifier.*
- Where is the after-hours returns chute?
- *Returns chute is shown outside of the gates on Gordon – further detail will be required at DD. We envisage a RFID enabled chute inset into the façade.*

Level 1

- Amenities – male toilets – a single cubicle is not sufficient for small male children or elderly male patrons – less trough, more cubicles
- *Amenities are provided as per the BCA. Cubicles rather than urinals possible but requires agreement from council and sign-off from the certifier.*
- What’s with the plant room along the northern wall?
- *Plant is required to service air conditioning to both ground floor and first floor library spaces. This façade with no openings seems the best location.*
- Archive storage – is this space meant to complement the local studies room on level 2? If so, it’s on the wrong floor (or vice-versa).
- *Archive space is LMG-05, a back of house space, please confirm if location is acceptable and whether room remains required.*
- Where is the library service desk?
- *No library service desk at this level, would one be required?*
- There doesn’t appear to be any collection on this floor?
- Shared LMG work area – concerned by what appears to be a part-wall between the staff work area & the customer service desk which is a public service point, doesn’t allow for general noise generated by staff work area
- *Detailed design around operation of the customer service desk is required.*

Level 2

- Where are the toilets – for staff / public?
- *Amenities consolidated at level 1 to maximise floor area in the library.*
- What’s with the plant room along the northern wall?
- *Plant is required to service air conditioning to second and third floor spaces.*
- All staff should have access to natural light at all times. While returns processing may be a rostered task, collections maintenance / work & processing area is not. While the bulk of collections maintenance is currently done by volunteers, collections processing is done by staff & can involve staff spending extended periods of time at the task with access to storage, desks, PCs, stack, etc. It would be far better to move this space into the SW corner.
- Collection shelving – moving the staff work area to the SW corner (as above) would mean that collection shelving can move into the internal space & create public seating areas along the eastern sections
- Stack area – this space does not require an external wall
- Staff work areas – if you were to leave the current arrangement as-is then the internal walls (hallway) could possibly be removed, creating a more open work space
- Returns processing – RFID sorter machine requires a closed room to minimise noise etc.
- *Staff areas: corridor is required for fire egress. We can shuffle the spaces to provide work areas adjacent glazing and pull stack area in-board. A walled room can be provided for RFID sorter. We can develop this further at DD.*

## 29.05.19

### EMAIL MATTHEW BLAIR (BOARD MEETING SUMMARY) re. Library void

- Delete level 1 void over gallery, fill with other uses
- Adopt gallery changes as per BVN-GCOR-000081

## 29.05.19

### EMAIL re. Thylacene gallery comments

- Glazing to Gordon and Riding to be reviewed/ reduced
- Delete level 1 void over gallery
- Loading dock to be 20m long x 5.4m wide, provide opening direct to gallery that can still be utilised as display space
- Data room requirements to be considered
- Reconsider entry sequence to spaces
- Remove built-in elements to temporary space
- Access behind walls for installing screens
- Provide closure to openings between spaces
- Access control between permanent and temporary galleries required

## 30.05.19

### CoffshCC-GCOR-000029 Re. Store room at Level 1

- Provide 180m² admin store at level 1

## 03.06.19

### CoffshCC-DQ-000011 Re. Cleaners cupboards

- Cleaning companies raised the issue of proximity of cleaning storage space - should be spread out across floors.

## 03.06.19

### CoffshCC-DQ-000012 Re. Scooters & WCs

- Space allocation for mobility scooter parking
- External
- Include child size toilet and adult size toilet in same cubicle



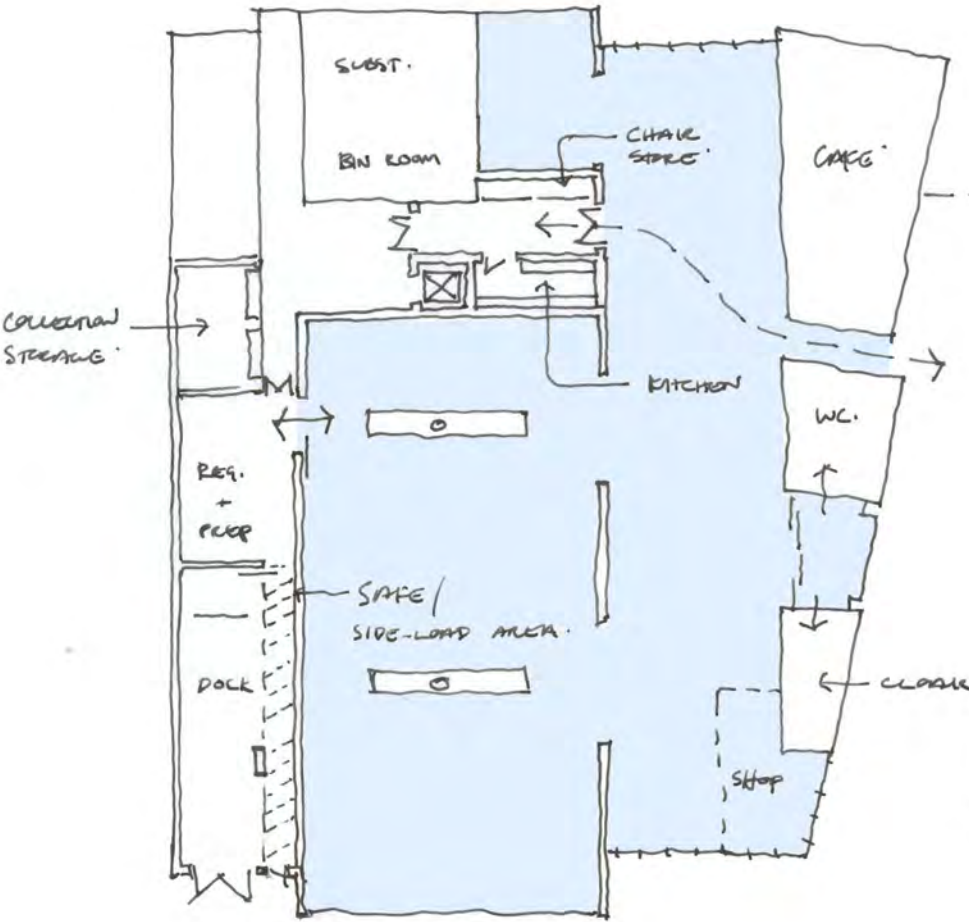
# PROPOSED DESIGN ADJUSTMENTS

BASED ON CLIENT FEEDBACK, THERE ARE SOME PROPOSED ADJUSTMENT TO THE BUILDING PLANNING TO BE FURTHER INVESTIGATED AT THE NEXT DESIGN STAGE.

THESE ARE ILLUSTRATED IN THE SKETCHES BELOW:

- INCLUSION OF LEVEL 1 KITCHEN AND CHAIR STORE
- INCREASED SIZE OF LOADING DOCK
- DELETION OF DOUBLE-HEIGHT TO GALLERY SPACE
- MOVEMENT OF SERVICES FROM ROOF LEVEL TO UTILISE SPACE FROM GALLERY

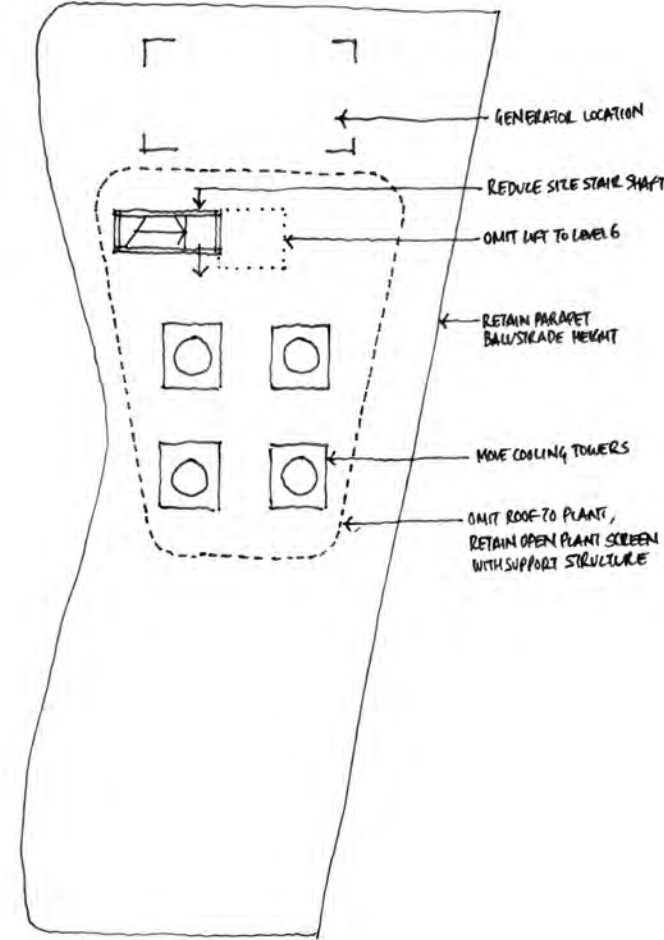
GROUND FLOOR PLAN  
PROPOSED DESIGN ADJUSTMENTS



GROUND FLOOR PLAN  
PROPOSED DESIGN ADJUSTMENTS



SIXTH FLOOR PLAN  
PROPOSED DESIGN ADJUSTMENTS









# PUBLIC CONSULTATION



PUBLIC CONSULTATION PROCESS

THE ALL WELCOME BUILDING IS BUILT ON THE BACK OF YEARS OF EXTENSIVE COMMUNITY AND STAKEHOLDER CONSULTATION BY COFFS HARBOUR CITY COUNCIL, LEADING UP TO BVN BEING APPOINTED AS LEAD DESIGNER ON THE COFFS HARBOUR CITY COUNCIL CULTURAL & CIVIC SPACE.

Facilitated by the Council, BVN engaged in an extensive consultation program was with various Coffs Harbour cultural and civic stakeholder groups. Data and findings from these sessions were incorporated into BVN’s design work and formed the basis of some of the key decisions made early in the project - for instance developing the guiding Project Principles. Illustrated on the following pages are notes and key themes from these community consultations, held in January and February 2019.

WHAT WE’VE HEARD

A total of 10 workshops were held, with a total of 81 participants in the following workshop groups:

- Agile ways of working
- Communities
- Desk-based workers
- Flexible workers
- Health & well-being
- Highly concentrated workers
- Next generation of leaders
- Project teams
- Remote workers
- Volunteers

	YANDAARRA	EARLY CONNECTIONS	EARLY CHILDHOOD	HOMELESS SUPPORT AGENCIES
A WELCOMING PLACE	The building should be a welcoming place to the Aboriginal community A family friendly place			Public awareness of homeless issues, and compassion through awareness.  A place of no judgement from people working there is critical.  Homeless people don’t like organisations or things that look too formal or institutional.
SAFETY	Safety and access and escape routes are parents’ concern. Parents need line of site.  Safety is the big issue – without being in lock down			Places to go that are private and calming, a television watch the news. Safe place for a nap – a quiet place  Lights dimmed, no stimulation, no music.
SUSTAINABLE	Outdoor areas and firepit - places that support talking circles and sharing of stories  A place to support sustainability of the language, its revival and teachings  The building must be a place with an identifiable cultural presence		Everything that is plastic gets wrecked by UV rays. Use sustainable materials  Sensory gardens  Important to create an ability to interact: touch, feel, tactile.  Open air movies that kind of thing would get families in.	
CALMING	Outdoor areas and firepit - places that support talking circles and sharing of stories		A calming environment – not sensory overload: rocks and water trees and timber a calming environment like the botanical	
BUILD AWARENESS	A place with a clear identity that becomes part of the civic ceremonies (e.g. welcome to Country, events with dancing/ Fire/smoke)		A portal of information for the broader community  The programs are not properly utilised. This could be a place where people can learn more about support services.	Would be good to get assistance with referrals, links with other agencies.
TYPES OF SPACES	A place for events (e.g. NAIDOC, awards, special occasions)  A place for art and artist  A place separate to but extending resources of gallery, museum and library	Toilet cubical with an adult and child size toilet.  Parking can be a deal breaker - getting a kid out of a capsule while minding another with autism is a challenge. They need a wider space.	An amphitheatre is good for performances, story time having the space to do that would be good.	Provide cold water, a place to plug in a phone, food, a towel, some clothes  A place to hold a drama class, ukulele group – there are all kinds of groups anywhere from 10 – 40. They have amazing variation.
MISCELLANEOUS	A place enabled through a dedicated programs calendar (and budget)		Noise is a problem it triggers children with autism who are hyper focused, too much ‘fluff’ is a negative  Kids with autism love to climb and look down on an environment	Noise is going to be a big factor, space and toilets. Kids will be noisy no matter where they go.  Children with Asperger’s need to be able to get up and walk around.



WHAT WE’VE HEARD

	LEADERSHIP GROUP	MID COAST COMMUNITY	YOUTH FORUM	TAFE	REFUGEE AND MIGRANT COMMUNITY GROUP	HEADSPACE	PETE’S PLACE
A WELCOMING PLACE	<p>The building should have a feeling of welcome and ownership.</p> <p>Useful, inclusive and attractive to many - the space should manifest Coffs’ values</p> <p>Cultural facility first and civic facility second.</p>	<p>For young people it would be funky, maybe they can design part of the street art.</p> <p>The environment: bean bag, youth friendly</p>	<p>Good library and resources for students.</p> <p>Recognition of the custodians of the land.</p> <p>Not ageist.</p> <p>Be transparent and allow young people to engage with what’s going on in Coffs Harbour.</p>	<p>Be sensitive to significant places for all communities.</p> <p>Accessible for disabled, young and old, families. Inviting for people from other satellite communities. Welcoming for teenagers.</p>	<p>Communicate through universal means where possible. Many people in Coffs may not be able to read, so illustrations, frescos and icons could aid in welcoming all members of the community.</p> <p>Feature community produced art to build connections to place.</p>	<p>Allow space for youth to hold events and get involved.</p> <p>Celebrate the diversity of youth culture in different forms.</p> <p>Draw in youth by allowing space for them - Coffs Harbour is more than a tourist and retirement town.</p>	<p>Feel welcome not be judged because of where they have been or done. Treated with respect</p> <p>To get the culture right may require training.</p> <p>Welcoming, comfortable chairs and meeting rooms.</p>
SAFETY		<p>Could some spaces stay open later to cater to young people.</p> <p>We need Safe space</p>	<p>Potential for after-hours use</p>	<p>Safe space for domestic violence victims and their families.</p>		<p>Be supportive of the stresses on youth mental health today.</p> <p>How can youth connect and build resilience in their communities?</p> <p>Reduce sense of surveillance.</p>	<p>A lot of people come in to charge mobile phones, it is a safety thing to have a mobile phone so if the new facilities they had power points 24 hours, toilets open half the night on weekends there will be security at night</p>
SUSTAINABLE	<p>Better use of outdoor areas</p> <p>Better use of three dimensions e.g. an elevated urban secure zone that facilitates after hours access</p>		<p>Credible sustainable architecture through passive solar, good orientation and energy efficiency.</p> <p>Vegetable garden would be good.</p> <p>Self sustaining, multi-functional, transformable, reflective and respectful</p>	<p>Connect with intentional communities around Coffs Harbour, such as Bundagen, through environmental responsibility.</p>	<p>This group would love to see plants growing inside.</p>		
CALMING	<p>Relaxing furnishing – dynamic chairs that move and rock.</p> <p>Sometimes they put kids on stationary bikes while they listen to story time.</p>	<p>A number of young people on the spectrum so they need to be away from sensory overload, energetic and quiet.</p>	<p>Relaxed environment. Cosy spaces. No harsh lighting, and allow spaces to hang out,</p>	<p>Relaxing for families with young children.</p> <p>Meditation space.</p>	<p>Allow for places to rest.</p> <p>Welcome from beyond by bringing people together through games or reading in more public spaces, These activities should bridge interaction over language.</p>	<p>Integrate youth from different cultures.</p>	
BUILD AWARENESS		<p>Open to the public can see it and they are a part of a community not popped in the corner and out of sight.</p> <p>An ability to coordinate with other youth inter agencies</p>	<p>Gain skills from the community, allow for interactions between students and other ages and groups,</p> <p>Street art and festival friendly.</p> <p>Showcase Coffs Harbour’s talent,</p>	<p>Internet access for people living in remote areas around Coffs Harbour.</p> <p>Easy to navigate.</p>	<p>Represent the journey and presence of migrant groups in Coffs Harbour throughout the building, Have markers of their heritage in the architecture.</p> <p>Spaces for prayer and worship.</p>	<p>Do you have to leave Coffs Harbour to have a future?</p> <p>Support education and skills for a multiplicity of futures.</p>	
TYPES OF SPACES	<p>A cafe with good coffee and better use of outdoor areas</p> <p>Proper drop off zone that is out of the rain</p>	<p>A space for outdoor activities.</p> <p>Access to computers.</p> <p>Things like recording studio, creative maker spaces. Separate digital studio, based around media students.</p> <p>A café possibility of people to work at the café.</p>	<p>Incorporate the marine environment of Coffs Harbour.</p> <p>Study spaces, Resources accessible for schools that may not have them,</p> <p>Places to go out as young people, to hold events and have parties.</p>	<p>Storage for all groups who use the spaces differently.</p> <p>Space for TAFE skills or courses, e.g. hospitality.</p> <p>Place for public performance.</p>	<p>Spaces for a large gathering for significant occasions such as the Citizenship ceremony.</p> <p>Technology to allow family members to be digitally present.</p> <p>Spaces that bring different cultures together with food.</p>	<p>Library to engage and provide for youth through basic amenities such as cold water, wifi, power outlets.</p> <p>Interactive creative spaces and social spaces beyond internet gaming.</p>	
MISCELLANEOUS	<p>Accessibility through the site, everyone likes the secured cut through</p> <p>The ability for spaces to flow and blend</p> <p>Multi use with a sense of public ownership</p>		<p>The building should stand out but not compete.</p> <p>Building should be open with large doors.</p> <p>Incorporate technology.</p>	<p>Graffiti wall.</p> <p>Place for knowledge transfer.</p> <p>Incorporate community art.</p>	<p>Modular spaces you can customise and change.</p> <p>Arts programs that express indigenous culture while developing skills.</p>		



# HAVE YOUR SAY - PUBLIC CONSULTATION

AS PART OF THE ALL WELCOME DESIGN PROCESS, THE COUNCIL ORGANISED A PUBLIC EXHIBITION OF THE SCHEME, THIS INCLUDED A PHYSICAL DISPLAY AND AN ONLINE VIDEO ACCESSIBLE TO EVERYONE. ACROSS ARE THE BOARDS PREPARED BY BVN FOR THIS EVENT, AND BELOW A CROSS SECTION OF THE COMMENTS RECEIVED FROM THE PUBLIC.

Love the design – contemporary & functional with more space for Library, Art Gallery & Museum. **Coffs needs this!!**

I really like this design – it is contemporary & innovative. Looking forward to seeing it materialise.

Looks great – not before time – but where is the civic centre?

Love the concept. Look forward to the realization. Well done to the BVN team.

Love, Love, Love! Please keep it green – this is such a representation of our area and the amount of green space we have in our area and surrounds. The form of the building, flowing & the walk through is amazing. Great addition to our town.

It looks wonderful! Love the concept & shape of the building and the open small “street” through it.  
Would love to see the building GREEN as in the video/presentation.

The presentation is so exciting – the building looks stunning. Love the colour and the fig is such a star. Thanks for the consultation process and for choosing a design team with vision.  
The library should cater to all users – young, old, recreational, learners & people who want a quiet retreat. The environmental design aspects seem to have been given the attention they deserve – good job.

This is an impressive design. Beautiful. It would be a **real asset to the city** – serving it well into the future.

I think it is a positive move for the city centre. It would support a move towards bringing the heart back into the city centre. Parking needs to be considered. Would also like to see the future entertainment centre somehow linked.

I love the concept, combining arts and culture into a statement building. The building itself is beautiful. The idea of panels both opaque and transparent is terrific because your eye extends through the building. This creates a fresh, light building rather than a solid block which would be “in-your-face” and intrusive. I love the colour of the panels...Fresh and crisp. A perfect cultural space for a growing city.

I love what you have designed. You have covered every aspect that I can think of. At last Coffs Harbour will have a vital community centre which is very overdue, plus your innovative design has pulled Coffs Harbour out of the doldrums of 1950-1960 architecture and brought us into the future.

I would like to say a big well done and congratulations to you all. The design of the new space is excellent and I am very excited about the buildings look and functionality.

**I look forward to utilising the building for many years to come.** I also look forward to the flavour and vibe this building will bring to the Coffs CBD.

A thousand times better than the current facilities. Coffs deserves more than cheap and nasty quick fixes!  
Well done BVN architects. A great option for our community.

Wonderful presentation & magnificent concept. Love the concept of dressing the building exterior to create a unique & visible place. Not another office block! The extra space for Museum & Gallery is fantastic. I sincerely hope the team will be able to stay with this vision without major alterations.

Fantastic to see the natural and cultural benefits of Coffs valued and honoured in this important public building. Great to hear about the “blurring of boundaries” + interaction of verdant spaces for all. Great to see the amount of community consultation happening.

It is lovely to understand the thinking behind the design: that is: the incorporation of the geography/topography etc etc. It helps to “settle” the concept. **I especially love the focus on “welcome”. It resonates with “safe harbour”** and reminds us all that Coffs is and was a harbour over years and years was to many people.

Exciting project. Please go ahead with it! Sounds like it is ticking all the boxes at this stage.  
Consider the beautiful spaces at the new Christchurch Library which is a real winner. Bring that to our community

I liked the design concept and it’s connection to the natural environment. Wrapping it around the fig tree is great. Making Riding Lane pedestrian friendly and linking it to the city centre is great as well.

I like the idea of welcoming everyone to the building, looks wonderful  
All ideas from the Community groups have been taken into consideration.  
Well done!!

Looks great and my biggest fear was that the fig tree was going to be ripped out. Glad to see it is incorporated into the design.  
Indigenous Cultural points are incorporated also, that is awesome.

Need a “real” gallery. It has always been missing in Coffs. Good luck with all the planning. Looks good!!

The “proposed” building looks terribly like a cheap small gable-roofed residence, at the front – with an obnoxious large green glass-walled parking station at the rear – abysmal architecture!

UGLY

Please don’t use this modern design. It doesn’t suit Coffs and is SO ugly!

This design is truly awful - has nothing to say about the uniqueness of Coffs Harbour - **does not reflect our coastal/forest/mountain setting** - has no reference to the Aboriginal heritage of our area - will look ‘dated’ within 20 years - has no ‘clever’ ideas about sustainability - and I can almost guarantee that there is not enough office space for the Council’s staff, and that both the Library and the Art gallery will soon become way too small for our growing population.

The concept fails to embrace the full scope of the creative and cultural needs of an emerging regional centre.

Please do not use this design it just doesn’t suit Coffs Harbour. **I hate modern buildings** like this and will not be happy to see this every day.

Repulsively ugly; inappropriate for the top priority of respecting and maintaining the natural beauty of the Mid North Coast. Cold ugly abstract design is the worst: belongs (if at all) to big cities only and even then it is not an improvement.  
Completely revise and change the design to harmonise local nature instead of corrupting it. The ridiculous current suggestion looks like a cheap replica of a Star Wars fantasy. Just get rid of the current stupid design. It is loathsome.

Do you really think, the style, of the new building, is not a bit overpowering for the site? I hope, if it is built, someone covers it up with trees, surely we do not need all that glass? How much will it cost, to clean, all that glass? Tint it? Put coverings up, over all, those windows? The ratepayers, will be paying, for the upkeep, of this building.

Appreciate attempt to be modern/unique (and) innovative. However my opinion is that it is bulky – grotesque – overly expensive and plain UGLY – Please try again.

**Needs to include town clock** somewhere (in building or CBD) to replace civic centre loss.

How about Green Colour in bricks (in some part or couple)

Request addition of **green colour vibrancy**.

Not sure I like the Gallery and Museum in the same space – they both need separate space – when do we get an entertainment centre – for symphony concerts/musical events - !?

Put the lighthouse optic on the roof (protected from weather) of course.  
Solar panels please to power all the building.  
Take good care of the tree.

I would like to see the library where the museum is and the museum where the library space is planned. I feel it would be more convenient for the library patrons as I am sure more people use the library than visit the gallery.

If the museum is to be housed in the complex,then a natural ,would be to **locate the Tourist Information Office in the same area**. This could create a captive audience for the museum as well as promoting the great tourist activities,accommodation,etc. The same staff could operate both entities.

Remember please, that we cyclists like poles (or the U shaped bike posts) to secure our push-bikes, preferable in partial or full shade (eaves?) and preferably close to the entrance.

There has been a lot of thoughts behind the concept but feel the design falls short for several reasons at this early stage.  
The obvious comparisons with the Glasshouse and current Police station.  
The disconnect between the (green) upper levels and the ground floor level. The (white) ground level appears chunky & solid, no subtlety in comparison to the upper levels which are more ethereal, have an almost floating lightness. Still early days.





LATIMER CREATIVE DESIGNER

# ALL WELCOME

## PROJECT OVERVIEW

The Coffs Harbour City Council is pursuing the design for a Cultural and Civic Space at Gordon Street in Coffs Harbour City Centre. Designed to combine arts, community and culture to create a lively community and civic hub for a vibrant and active City Centre.

This exciting design will incorporate the central library, museum, regional gallery, community spaces and centralised council facilities to improve services for the Coffs Harbour region.

From 2016-18 Coffs Harbour City Council sought extensive feedback from key stakeholders, groups and community members about the co-location and design features of the facility to create a dynamic cultural and civic destination.

The Coffs Harbour community said they would like open and welcoming spaces with environmentally sustainable features within the building. They expressed they want an efficient 'statement' building that reflects the place we all call home.

Considerations for the design include being light and spacious with open and airy spaces. The project plans for improved urban design and streetscapes in and around the site.

The project estimate is \$16.5 million and the design is being progressed within that budget. The schematic design and the preparation for the development application will take place in early 2019. The development application is planned to be available on formal exhibition for public comment later in 2019.



VIEW FROM GORDON ST

## BUILDING – SHAPE AND FORM

With an overarching theme of 'All Welcome', the project rests upon the idea of having a place to gather, create and discover – for the whole community.

BVN Architects envisage that this project will result in a building that represents the idea, aspiration and optimism of the broader region.

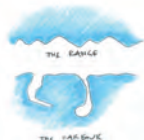
Delivering key functional capacity to Council and to the community, this facility is designed to reflect the character and surroundings of its place.

A reflection of the physical and cultural essence of Coffs Harbour is essential, as well as an intent to use local suppliers and artisans in its making.

This unique building will convey a message of innovation, optimism and belief and state that Coffs Harbour is very much present in the world.

The project is fundamentally about Coffs Harbour, with all of its inherent opportunities and challenges. This means landscape, climate, topography, demographics, budget, history and inclusion of the values relating to the indigenous cultures that first inhabited the land.

## IDEAS FROM THE SITE & SURROUNDS - BVN



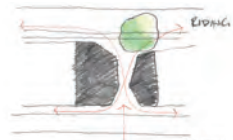
### The range and the harbour

Coffs is defined by the encompassing range and the encompassing harbour. They strongly identify the place and its character. The range defines the skyline and a sense of enclosure, diversity and surprise throughout the LGA. The harbour is a clear idea of welcome, shelter, protection and safety. Together, they speak to the idea of All Welcome. They form the basis of our conceptual design approach to the form and idea of the building.



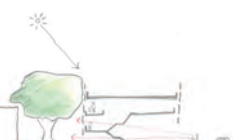
### The tree, and the importance of a meaningful place

The fig tree provides the opportunity to create a unique and meaningful place. Combined with the cultural importance of fire and the ability to experience a special place over multiple levels. A meaningful place is proposed on the roof of the building, open to the sky and welcome to all.



### Understanding through place

The fig tree provides a recognisable anchoring point in the building. It is visible from Gordon Street, Riding Lane and the various spaces of the building. It stimulates an understanding of how to navigate the building, constantly reminding a visitor of where they are and where the heart of the project is.



### Three dimensional public space

Public space can exist across multiple levels of the building, allowing the interaction between the cultural, civic and administrative functions to be blurred.

For more information and to share your feedback, please visit the Cultural & Civic Space project page <https://haveyoursay.coffsharbour.nsw.gov.au/cultural-and-civic-space>



LATIMER CREATIVE DESIGNER

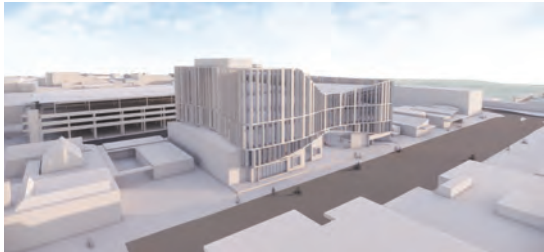
# ALL WELCOME

## PROJECT PRINCIPLES

The six strong elements that underpin this preliminary schematic design are:

- WE ARE MORE**  
All Welcome is an invitation to view the Coffs Region and this project as proud of where they are, how it will be used and who it represents: the vibrant heart of Coffs Harbour and its people.
- STORY OF COFFS HARBOUR**  
This building will be a place to underpin cultural and civic identity through sharing stories of its history and the people who live, will live and have lived there.
- INCLUSIVE**  
With limited physical barriers and restrictions, this building will be a place for the entire community to use and participate in all of the activities on offer.
- DIFFERENT STROKES**  
Users of this building will choose the spaces that appeal to them and gravitate to those they like, as each space will serve multiple functions to support a diverse community.
- BLURRED BOUNDARIES**  
To maximise interchanges to inspire new thinking, the boundaries between functions, indoor and outdoor, public and private, digital and physical will be blurred.
- SUSTAINABILITY ALL SORTS**  
Responding to Coffs Harbour's unique environment, this building will implement low embodied energy systems and materials for effective use of energy and harness the climate through natural ventilation and considered solar design.

## FUNCTIONAL SPACES



Influenced by Coffs Harbour's unique environment – the sea, the harbour, the fig tree, the sense of place – this exciting building form is shaped to promote the idea of all welcome and to be readily apparent on the Coffs Harbour skyline.

Located on the ground floor, the expanded gallery and museum space will provide easy access for visitors. Separated from the library entrance by a pedestrian space or internal studio, visitors will flow comfortably to and from these new ground floor spaces as well as the anticipated cafe and gallery shop.

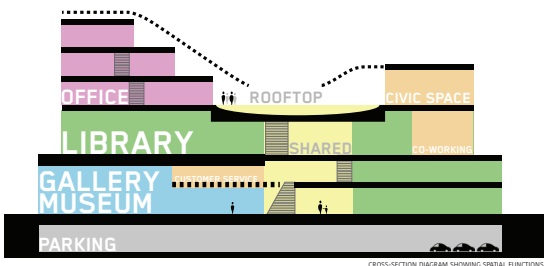
The new library space will expand across three floors, with the main entrance on the ground floor. Level one of the library will incorporate the makerspace and digital studio, with level two library facilities across the entire floor.

A public space on level three is open to the sky and is designed for small events, such as council meetings, smoking ceremonies and other community functions.

The ground floor features a pedestrian space, bringing the public into the building and onto the roof creating a special place for the community.

Council facilities will commence on level three with a function room and chamber overlooking the fig tree. Council offices will also be stacked above on levels four and five.

Subject to approval, this work could be followed by a detailed design step and then construction, with project completion possible in 2022.



CROSS-SECTION DIAGRAM SHOWING SPATIAL FUNCTIONS

Images are the proposed schematic design and will be subject to change.

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# ALL WELCOME

## PROPOSED FLOOR PLANS

### Ground level floor plan



### Level 1 floor plan



### Level 2 floor plan



### Level 3 floor plan



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# ALL WELCOME

## PRECINCT



VIEW FROM RIDING LANE

The proposed building wraps around the fig tree in Riding Lane, providing views to it from all levels as a wayfinding, orientation and contact with nature.

Preserving the fig tree in Riding Lane will create a unique and meaningful place. It will provide a recognisable anchor and will be visible from Gordon Street, Riding Lane and the various spaces of the building.

It is proposed to upgrade Riding Lane to increase outdoor spaces and improve pedestrian access near the exciting new facility.

Taking its place in the heart of Coffs Harbour, the Cultural and Civic Space project will create a vibrant cultural and civic precinct that is accessible, inclusive, attractive and welcoming to all.



CHCCS SITE

PHASE 1 RIDING LN UPGRADE 1:500  
RIDING LANE PRECINCT

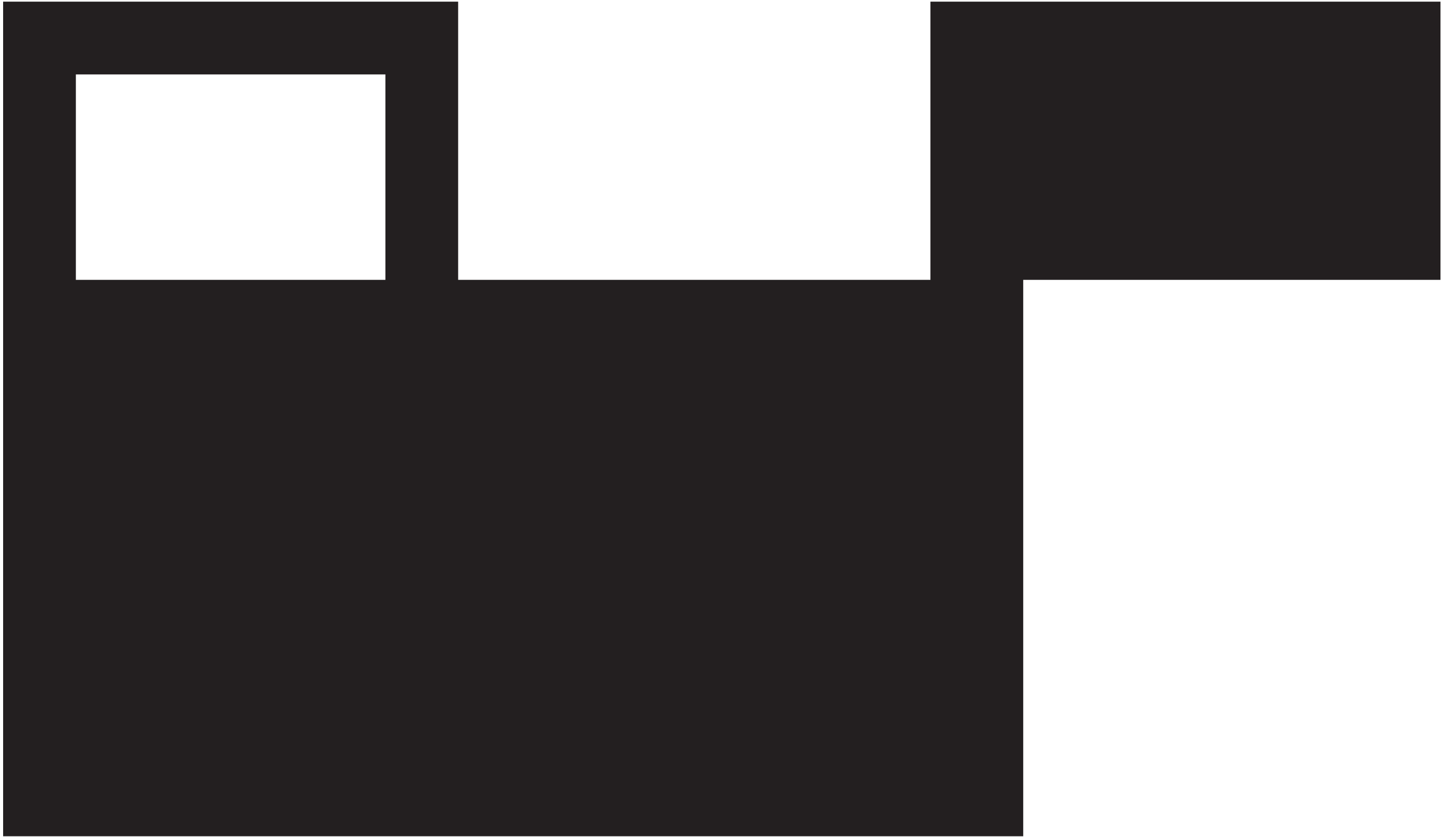


BUILDING LEVELS DIAGRAM

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# APPENDIX

ALL WELCOME  
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SCHEMATIC  
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